

March 16, 2022

Avalon Crossing Notch Parcel

City of Mesa, Arizona

Citizen Participation Plan

Related to:
A Major Amendment to the Community Plan, and
A Major Amendment to the Development Unit Plan
for Development Unit 2 of the
Avalon Crossing Project

Developer:
Pacific Proving, L.L.C.
2801 E. Camelback Rd., Suite 450
Phoenix, AZ 85016
Attn: Mr. Andrew Cohn
602-268-8181
andrew@levineinvestments.com

Planning/Civil Engineering Consultant:
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Chris Lindahl
602-285-4710
clindahl@cvlc.com



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clindahl@cylci.com

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1. Project Introduction:

This Citizen Participation Plan is included in conjunction with the Major Amendment to the Community Plan and Major Amendment to the Development Unit Plan (DUP) for Development Unit 2 (DU 2), of the Avalon Crossing project. These Major Amendments are needed due to the proposed addition of the Notch Parcel to the overall Avalon Crossing project, which totals 140.61 net acres. The overall goal of this project is to develop a residential subdivision project consisting of 6 distinct land parcels (Parcels D-G) containing 5 types of homes, centralized open space, interconnected trail system and other amenities. The subject parcel will be located within Parcel G. The project is located along the south side of Williams Field Road approximately 1000' west of Crismon Road in Mesa Arizona. (See Exhibit A - Vicinity Map). The name of this proposed development is "Avalon Crossing Notch Parcel". (See Exhibit E – Preliminary Site Plan).

2. Stakeholders & Parties Affected by this Application:

The stakeholders and other parties most likely to be affected by the proposed Major Amendment to the Avalon Crossing Community Plan and Major Amendment to the DUP for Avalon Crossing DU 2, which are required to add the Notch Parcel to the overall Avalon Crossing project, includes:

- All property owners within 750' of the subject property (or within 1000' if requested by the City of Mesa). (See Exhibit C – 750' CPP Notification Boundary Exhibit),
- Neighborhood Home Owners Associations, other property owners associations or groups in the vicinity of the subject property, as identified by City of Mesa Staff, as having an interest in the subject property or immediate area,
- Any other interested persons or parties having an interest in the property, as identified by the City of Mesa Staff.

3. Neighborhood Notification:

With the substantial completion (approval pending) of the Major Amendment to the Avalon Crossing Community Plan and the Amended DUP for DU 2, and notification to proceed by the City of Mesa's Planning Staff, the Applicant has commenced with the following initial citizen notification steps for this property:

- Forward project notification letters via first-class U.S. Mail to all property owners within 750' of the subject property, as well as any other interested persons, parties, and / or interested neighborhood groups as identified by City of Mesa Staff. (See Exhibit D – List of Persons and Addresses within 750' of the Project). The City of Mesa Development Services Staff will also be notified of this project. Notification includes information regarding the description of the proposed project, and the name and contact information of the applicant, and an invitation to submit pertinent comments regarding the intent of the project and its overall design. (See Exhibit B – CPP Notification Letter).
- Post a project notification sign will be installed in a clearly visible and conspicuous location, which will contain a description of the project and contact information for the applicant. A timeframe for inquiry regarding this project is also clearly provided.

Details of any correspondence from interested parties will be documented and maintained, including the names and addresses of all inquiries as well as comments made by participants and responses offered to these comments by the applicant.

As necessary, a follow-up correspondence will be initiated as directed by City Staff, which may include a neighborhood meeting or meetings with individuals or small groups as required. Details of these meetings will also be recorded and forwarded to City Staff.

4. Response Procedure:

Throughout the entitlement process, should any additional comments be received on this application, the applicant will meet with and work with any groups, interested parties, and/or individuals to discuss the proposed development and to work to mitigate any concerns. Meetings with any interested party, group, or individual will, to the extent possible, be scheduled at a date, time and location (and method) as requested by the interested party.

Additionally, the applicant will work closely with the City of Mesa Planning Department to ensure that the proposed development is in conformance with their requirements.

From these meetings and discussions, as well as any other comments provided by other interested parties and/or City of Mesa, the related zoning request will be amended to the extent possible to address any comments / concerns that are made.

5. Status Procedure:

The applicant recognizes that it is to our benefit to keep City of Mesa Planning Department staff apprised of the notification efforts that occur and any responses received by any interested party. Therefore, in addition to preparing and providing the Citizen Participation Results Report noted above, the Applicant will keep staff apprised of meetings and discussions through periodic correspondence, including letters and / or e-mails, as well as phone calls with interested members of the public. Additional notices of status changes will occur as necessary and/or requested by City of Mesa.

6. Conclusion

The proposed amendment to the DUP for the Avalon Crossing DU 2 Project, to include the Notch Parcel, is very well suited for the project site and the surrounding area. The proposed amendment to the Avalon Crossing Community Plan and the proposed amendment to the DUP for DU 2 is consistent with the City's General Plan, and once approved will be in conformance with the Community Plan for the overall project. The project as proposed has not received any negative feedback from area residents, businesses, or land owners thus far. The design and development team believes this project will add to the synergy of development already at work in the area, and will serve as a catalyst for the further development of surrounding parcels and within this part of the City of Mesa.